KNOW ALL MEN BY THESE PRESENTS:

That I, ROSE JOHNSON RANDALL, residing at 20 Laughlin Lane, Philadelphia, Pennsylvania 19118, do hereby nominate, constitute and appoint JOHN T. H. JOHNSON to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereof.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this 12 day of December, 1976.

ITHERE A PERSONNENTER OF PENNSYLVANIA, COUNTY OF A PROPERTY, to wit:

Dorothy H. Egner, the undersigned officer, personally appeared ROSE JOHNSON RANDALL, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and

Per Elmer H. Kahline, Jr., Clerk

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That we, ALICE WHITRIDGE PHILLIPS and LYMAN PHILLIPS, residing at 1199 Whitney Avenue, Apartment 307, Hamden, Connecticut 06517, do hereby nominate, constitute and appoint HARRISON GARRETT to be our true and lawful attorney for us and in our nare, place and stead to execute, acknowledge and deliver a deed or deeds to any real estate which we, or either of us, may own in Baltimore County, Maryland, and to execute any agreement or contract with respect to any real estate which we, or either of us, may own in Baltimore County, Maryland, and with respect to the division of the proceeds of sale thereof, giving unto our said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises, as fully as we might or could do were we personally present; hereby ratifying and confirming all that our Attorney shall in our name lawfully do, or cause to be done in and about the premises, by virtue hereof.

In Witness Whereof, we have hereunto set our hands and seals, this / day of And , in the year of our Lord one thousand nine hundred and seventy.

Witness:

Police Chester Lyman Phillips

STATE OF CONST

On this 150° day of APR_{IL} , 1970, before me ALFRED E KUEHL J., the undersigned officer, personally

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, KATHARINE GARRETT BAINBRIDGE, residing at 200 Cross Keys Road, Apartment 50, Baltimore, Maryland 21210, do hereby nominate, constitute and appoint HARRISON GARRETT to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereor.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this 15 to day of December, 1976.

Witness:

י ער אורניא

On this 15 day of December, 1976, before me,

JERNNINE SCHUETT, the undersigned officer, personally appeared

KATHARINE GARRETT BAINBRIDGE, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and "official seal.

Rec'd for record MAR Per Elmer H. Kehline, Jr., Clerk

appeared ALICE WHITRIDGE PHYLLIPS and LYMAN PHILLIPS, known to me to be the persons described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be their respective acts.

· * *

In Witness Whereof, I have hereunto set my hand and official seal.

My Commission Expires: 3/20/755 *

Rec'd for record SEP 25 1970 at_ Per Orville T. Cosmell, Clerk

- 2 -

CONTROL GRAPH

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ELLA B. G. BRIGHAM, residing at Paul Smiths, New York 12970, do hereby nominate, constitute and appoint HARRISON GARRETT to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereof.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this Ac " day of December, 1976.

W1tness:

Disave Eucoscopy Michael G. Tolun Ella B. G. Brigham

STATE OF NEW YORK, COUNTY OF - Conten, to wit:

On this do day of December, 1976, before me, the undersigned officer, personally appeared ELLA B. G. BRIGHAM, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknow-ledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and official seal.

Ronald N. Leahy Notary Public

My Commission Expires:

PETIT: N FOR ZONING V RIANCE

82-4-A

The state of the s

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 BO1.2.C.1 to permit a distance between buildings of twenty

(20) feet in lieu of the required forty (40) feet (height to height) for . is 2W and 3W. - - - Section I BOl.2.C.2b to permit a distance between centers of facing windows of ten (10) feet and twenty (20) feet in lieu of the required (continued

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the see following reasons: (indicate hardship or practical difficulty) To allow existing dwelling units to be located on individual lots for purposes 'A') of sale in order to enhance the restoration and rehabilitation of the existing buildings within the historic district by the respective owners. All variances requested are due solely to establishment of proposed property lines intended to identify individual parcels and are not due to the construction of any structures. Every attempt has been made to satisfy the current zoning regulations and the variances requested are due solely to existing circumstances.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Address

John Triplett Haxall Johnson

(SEE ATTACHED SHEET)

Russell R. Reno, Jr.

Address Hopkins Plaza

Name, address and phone number of legal owner, coi-

tract purchaser or representative to be contacted

Venable, Baetjer & Howard 1800 Mercantile Bank & Trust Bldg

	ract Purchaser: kland Village Partnership	
	Type or Print Name)	
N	4 P. Arl Partner	
	ignature	_
P.C	• Box 2929 🥠	
A	ddress	_
Bro	oklandville, Laryland 21022	

(Type or Print Name) Robert W. Johnson, III (Type or Print Name) City and State

Attorney for Petitioner:

Gail M. Stern Type or Print Name) , Bernstein, Conaway & Goldman Address & Hopkins Plaza

1300 Mercantile Bank & Trust Bldg. ■City and State

Balkimore, Maryland 21201 Attorney's Telephone No.: 547-0500

ORDERED By The Zoning Commissioner of Baltimore County, this and 21201 3rd day of June, 19 81, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _______ day of __July__ -A.M.

RE: PETITION FOR VARIANCES NE corner of Falls Rd. and Ruxton Rd. and the NW corner of Old Court Rd. and Falls Rd.,

3rd and 9th Districts

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. υ2-9-A JOHN TRIPLETT HAXALL JOHNSON, et al, Petitioners

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commission:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 17th day of June, 1981, a copy of the aforegoing Order was mailed to Gail M. Stern, Attorney, Frank, Bernstein, Conaway & Goldman, 1300 Mercantile Bank & Trust Building, Baltimore, Maryland 21201, Attorney for Contract Purchaser, Rockland Village Partnership; and Russell R. Reno, Jr., Esquire, Venable, Baetjer & Howard, 1800 Mercantile Bank & Trust Building, 2 Hopkins Plaza, Baltimore, Maryland 21201, Attorney for John Tripleti Haxall Johnson, et al., Petitioners.

John W. Hessian, III

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON MARYLAND 21204

June 11, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, H. E. DIRECTOR

Re: Item #202 (1980-1981) Property Owner: J. T. H. Johnson, et al N/E cor. & N/W cor. Falls Rd. & Old Court Rd. Acres: 2.845 District: 3rd & 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property is a portion of the overall large tract of land known as the Johnson Tract. Comments which have been supplied for various portions of the Johnson Tract in connection with Zoning Items 226 (1969-1970) and 138 (1972-1973); Item 21 Zoning Cycle IV (October 1972-April 1973); I.D.C.A. Projects 77-20X and 77-220; and Zoning Item 26 (1977-1978) are referred to for your consideration.

The Baltimore County Bureau of Engineering supplied comments November 12, 1980 in connection with the Preliminary Plan of the proposed subdivision "Village of Rockland". The proposed development of this property (Village of Rockland) was reviewed by the Baltimore County Joint Subdivision Planning Committee February 5, 1981. The Preliminary Plan Village of "Rockland", dated March 30, 1981, received

Tentative Approval April 2, 1981.

All of the foregoing comments, additions and supplements are available and referred to for your consideration.

Very truly yours,

ROBERT A. MORTON, P.E., Chief Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley, George Wittman, Catherine Warfield

O-NE & NW Key Sheets 37 & 38 NW 10 Pos. Sheets NW 10 C Topo 69 Tax Map

Maryland Department of Transportation State Highway Administration

James J. O'Donnell M. S. Caltrider

May 13, 1981

Re: ITEM: #202

Mr. William Hammond Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Property Owner: J.T.H. Johnson et al Location: NE/Cor. Falls Road, Route 25 & Old Court Rd. Existing Zoning: D.R. 1 Proposed Zoning: Variance to permit a distance between buildings of 20' in lieu of the required 40' for lots 2W & 3W and to permit a distance between centers of facing windows of 10' & 20' in lieu of the required 40' for lots 4W to 5W and 2W to 3W to permit a distance of 6' for lots 2W & 3W and 5' for lots 4W, 5W & 6W between window & property line in lieu of the required 15', to permit a minimum side setback of 17 & 14' in lieu of the required 20' for lots IE & 4E and a minimum side setback of 9' & 8' in lieu of the required 20' and the sum of side yard setback of 22' & 20' in lieu of the required 50' for lots
2E & 3E and to permit a minimum lot width of 779', 53', 61' & 112' in lieu of the required 150' for lots 1E, 2E, 3E & 4E, and to permit a side yard setback of 17' in lieu of the required 40' for the proposed c mmunity Bldg. Acres: 2.845 District: 3rd & 9th

My telephone number is_(301) 659-1350 P.O. Box 717 / 707 North Calvert St., Baitimore, Maryland 21203 BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. W. Hammond

May 13, 1981

Dear Mr. Hammond:

The State Highway Administration has requested legal interpretation through the Assistant Attorney Generals Office as to the ownership of the right of way and roadbed that has been maintained by the State Highway Admiristration.

Additional comments will be forthcoming at a later date.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittman

cc: Mr. J. Wimbley

CL:GW:maw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 30. 1981

COUNTY OFFICE BLUG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari Chairman

Bureau of Engineering Department of Traffic Engineering

State Foads Commission Purcia of Fire Prevention Project Planning Building Department Soard of Education Zoning Administration

Development

1300 Mercantile Bank & Trust Bldg. Baltimore, Maryland 21201

RE: Item No. 202

Petitioner - J.T.H. Johnson, et al Variance Petition

Dear Ms. Stern:

Gail M. Stern, Esquire

2 Hopkins Plaza

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing m this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subjects of this petition are parts of larger tracts of land located at the intersection of Old Court, Falls and Ruxton Roads. At the present time, these sites are improved with a number of dwellings that are being rented, a manufacturing building and coffee distributor.

Because of your clients' proposal to create lots and offer these dwellings for sale (including the conversion of the two"commercial" buildings to dwellings), these variance requests are required.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses. In keeping with the comments of the Department of Traffic Engineering. I suggest you present a copy of the proposed overall development plan at the scheduled hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, Michelas A. Connedare WICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

Enclosures cc: Russell R. Reno, Jr., Esquire G.W. Stephens, Jr. & Assoc.

2 Hopkins Plaza Baltimore, Md. 21201

Towson, Md. 21204

303 Allegheny Avenua

OFFICE OF PLANNING AND ZONING TOWSON MARYLAND 21204

NBC:bac

June 16, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #202, Zoning Advisory Committee Meeting, April 28, 1981, are as follows:

Property Owner: J.T.H. Johnson et al Location: NE/corner 8 N/W corner Falls Rd and Cld Court Road District: 3rd and 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley Planner III Current Planning and Development

Therefore, IT IS ORDERED by the/Zoning Commissioner of Baltimore Count this 141h _____, 19 81 _____, that the herein Petition for Variance(s) to permit distance between buildings of twenty (20) feet in lieu of the required forty (40) feet (height to height) for lots 2W and 3W; a distance between centers of facing windows of ten (10) feet and twenty (20) feet in lieu of the required forty (40) feet (window to window) for lots 4W to 5W and 2W to 3W, respectively; distances of six (6) feet for lots 2W and 3W and five (5) feet for lots 4W, 5W, and 6W between window and property line in lieu of the required fifteen (15) feet; a minimum side yard setback of seventeen (17) feet and fourteen (14) feet in lieu of the required twenty (20) feet for lots 4E and 1E; a minimum side yard setback of nine (9) and eight (8) feet in lieu of the required twenty (20) feet, the sum of side yard setbacks of twenty-two (22) feet and twenty (20) feet in lieu of the required fifty (50) feet for lots 2E and 3E, respectively; a minimum lot width of 79 feet, 53 feet, 59 feet and 112 feet in lieu of the required 150 feet for lots 1E, 2E, 3E, and 4E, respectively; a side yard setback of seventeen (17) feet in lieu of the required forty (40) feet, and a sum of side yard setbacks of sixty-two (62) feet in lieu of the required eighty (80) feet for the proposed community building, in accordance with the site plan revised June 11, 1981, and marked Petitioner's Exhibit 1, should be and the same is GRAN FED, from and after the date of this Order, subject to the aforementioned site plan being revised to indicate the existing barn "to be converted to H.O.A. community building to be used for

storage only" and approved by the Department of Public Works, the Maryland Departnent of Transportation, and the Office of Planning and Zoning.

eputy Zoning Commissioner of

Since the contract of the cont

May 27, 1901

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Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 202 - ZAC - Meeting of April 23, 1331 202. Property Owner: J.T.H. Johnson et al

Location: NE/Cor. & N/W Cor. Falls Road & Old Court Road Existing Zoning: D.R. 1

Proposed Zoning: Variance to permit a distance between buildings of 20' in lieu of the required 40' for lots 2% of 20' in lieu of the required 40' for lots 2W & 3W and to permit a distance between centers of facing windows of 10' & 20' in lieu of the required 40' for lots 4W to 5W and 2W to 5W, to permit a distance of 6' for lots 2W & 3W and 5' for lots 4W, 5W & 6W between window & property line in lieu of the required 15', to permit a minimum side setback of 17' & 14' in lieu of the required 20' for lots 1E & 4E and a minimum side setback of 9' & 8' in lieu of the required 20' and the sum of side yard setback of 22' & 20' in lieu of the required 50' for lots 2E & 3E and to permit a minimum lot width of 79', 55', 61' & 112' in lieu of the required 150' for lots 1E,2E,3E & 4E, and to permit a side yard setback of 17' in lieu of the required 40' for the serback of 17' in lieu of the required 40' for the

proposed community building. Acres: 2.845 District: 3rd & 9th

CONTRACTOR OF THE PROPERTY OF THE CONTRACTOR OF THE PROPERTY O Dear 'Ir. Harmond:

Parking areas should be shown on the plan.

Very truly yours,

ingineer Associate II.

MSF/bca

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

June 2, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

C mments on Item #202, Zoning Advisory Committee Meeting of April 28, 1981, are as follows:

> Property Owner: Location:

NE/Corner & N/W Corner Falls Road & Old Court Road

J.T.H. Johnson et al

Existing Zoning: Proposed Zoning:

Variance to permit a distance between buildings of 20' in 1'eu of the required 40' for lots 2% & 3W and to permit a distance between centers of facing windows of 10' & 20' in

lieu of the required 40' for lots 4W to 5W and 2W to 3W, to permit a distance of 6' for lots 2W & 3W and 5' for lots 4W, 5W & 6W between window & property line in lieu of the required 15', to permit a minimum side setback of 17' & 14' in lieu of the required 20' for lots 1E & 4E and a minimum side setback of 9' & 8' in lieu of the required 20' and the sum of side yard setback of 22' & 20' in lieu of the required 50' for lots 2E & 3E and to permit a minimum lot width of 79', 53', 61' a 112' in lieu of the reg ired 150' for lots 1E, 2E, 3E & 4E, and to permit a side yard setback of 17' in lieu of the required 40' for the proposed community building.

2.845

Mr. William E. Hammond June 2, 1981

Metropolitan water and sewer presently serves all of the aforementioned lots except the proposed community building. The proposed community building is presently being utilized by a small toy manufacturing business whose employees have access to sanitary facilities in a nearby building. If any change in the present usage or a building addition is proposed; connection to metropolitan water and sewer will be required.

Any abandoned wells or sewage disposal systems must be properly

IJF/als

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H REINCHE

RECEIVED FOR

June 1, 1981

The state of the s

Mr. William Hammond Toning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Section (Allega and Allega Section 1997)

RE: Property Owner: J.T.H. Johnson et al.

Location: NE/Cor. & N/W Cor. Falls Road & Old Court Road Zoning Agenda: Meeting of April 28, 1981 Item No.: 202

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204

May 8, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # Zoning Advisor, Committee Meeting, April 28, 1901

Property Owner: J.T.H. Johnson et al Location: NE/corner & N/W corner Falls Road and Old Court Road Existing Zoning: D.R. 1 Proposed Zoning:

the street of the second of th

3rd and 9th

The items checked below are applicable: X A. All structures shall conform to the Baltimore County Building Code 1978,

See page 2

- B. A building/ _____permit shall be required before beginning construction. C. Residential: Three sets of cons ruc ion drawings are required to file a permit
- application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction grawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3.-0 of lct line. A minimum 8" masonry firewall is required if construction
- F. Requested variance conflicts with the Baltimore County Building Code,
- application, and three required set s of drawings indicating how the structure will meet the Code requirements for the pro; sed charge. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X 1. Comments See attached letter page 2 for more important comments.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

> frake & showhom Charles E. Burnham, Chief

ITH: #202

TROPULED TOWNS: Variance to permit a distance between buildings of 201 in lieu of the required 10' for lots 21% 2% and to remait a distance Setween centers of foring windows of 10* & 50* in lies of the

or wind 40 for late 10 to 50 and 70 to 30, to permit a distance of 6' for lots fi & 37 and 5' for lots LW, 5V & 6V between window and property line in lieu of the required 15'. to permit a r'nimum side setback of 17' & 14' in lieu of the required 20' for lots 1E & 4E and a minimum side setback of 9! & 8" in lieu of the required 20' and the sum of side yard setback of 22' & 20' in lieu of the required 50' for lots 2E & 3E and to permit a minimum lot width of 79', 53', 61' and 112' in lieu of the required 150' for lots 1E, 2E, 3E & LE and to permit a side yard settack of 17' in lieu of the required 40' for the proposed community building.

This structure used currently as rental dwellings would be classified as "R-2" Use Groups under the Baltimore County Building Code, Section 209.3. To convert to dwellings for sale in fee, a change in use to "R-3" shall be required. Section 105.2 requires certain changes be made to comply with the current codes. One of these, and perhaps the most serious is the fact that where property lines divide structures such as dwellings into more than one building masonry fire walls are required at each property line. Possibly these walls may already be existing of masonry and of the proper fire rating which is 2 hours, See Table 214, line 2, also general information Section 201.0. Party wall as amended in Bill #199-79.

Should the walls not exist and construction of such walls be prohibitive condoninum, use "R-2" requires a 1 hour tenant separation between each tenant if the property is recorded as a condo under the horizontal properties act.

Marles E. Sunta

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 27, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: April 28, 1981

RE: Item No: 195, 196, 197, 198, 199, 200, 201, 202 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

No bearing on student population

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

Rose Johnson Randall (Type or Print Name) Attorney-in-Fact

and the second of the same and the control of the second second to the second the second second to the second second the second second to the second second

Harrison Garrett (Type or Print Name)

Harrison Garrett, a Trustee under the Will of Johnson Garrett, Deceased (Type or Print Name)

Trustee

Katherine Garrett Bainbridge Harrison Garrett Attorney-in-Fact

ignature Harrison Garrett Attorney-in-Fact

Alice Whitridge Phillips_ By: / Jamim Ganty
Signature Harrison Garrett
Attorney-in-Fact William L. Reed, Personal Representative, Estateof Barbara Garrett Reed, Deceased (Type or Print Name)

William L. Geld_ The substant G Johnson Rockland Company Rosell Johnson Robert W. Johnson, III, President

()

ATTACHMENT 'A' PETITION FOR A ZONING VARIANCE J. T. H. JOHNSON ET AL AND R. W. JOHNSON 111

forty (40) feet (window to window) for lots 4W to 5W and 2W to 3W, respectively,

Section 1 BO1.2.C.6 (V.B.6.b) to permit distances of six (6) feet for lots 2W and 3W and five (5) feet for lots 4W, 5W and 6W Letween window and property line in lieu of the required fifteen (15) feet.

Section 1 BO2.3.C.1 to permit a minimum side yard setback of seventeen (17) feet and fourteen (14) feet in lieu of the required twenty (20) feet for lots 4E and 1E and a minimum side yard setback of line (9) feet and eight (8) feet in lieu of the required twenty (20) feet and the sum of side yard setbacks of twenty-two (22) feet and twenty (20) feet in lieu of the required fifty (50) feet for lots 2E and 3E, respectively, and to permit a minimum lot width of 79', 53', 59' and 112' in lieu of the required one hundred and fifty (150) feet for lots 1E, 2E, 3E and 4E, respectively.

Section 1 BO2.2.B(V.P.2) to permit a side yard setback of seventeen (17) feet in lieu of the required forty (40) feet and a sum of side yards setbacks of sixty-two (62) feet in lieu of the required eighty (80) feet for the proposed community building.

ATTACHMENI (A) PETITION FOR A ZONING VARIABLE J. T. H. JOHNSON ET AL AND R. W. JOHNSON 111

forty (40) feet (window to window) for lots 4W to 5W and 2W to 3W,

Section 1 BOL.2.C.6 (V.B.6.b) to permit distances of six (6) feet for lots 2W and 3W and rive (5) feet for lots 4W, 5W and 6W between window of property line in lieu of the required fifteen (15) feet.

Section 1 BO2.3.C.1 to permit a minimum side yard setback of seventeen (17) feet and fourteen (14) feet in lieu of the require! twenty (20) feet for lots 4E and 1E and a minimum side yard setback of nine (9) feet and eight (8) feet in lieu of the required twenty (29) feet and the sum of side yard setbacks of twenty-two (22) feet and twents (20) feet in lieu of the required fifty (50) feet for lots 2E and 3E, respectively, and to permit a minimum lot width of 791, 531, 591 and 112' in lieu of the required one hundred and fifty (150) feet for lots. 1E, 2E, 3E and 4E, respectively.

Section 1 BO2.2.B(V.B.2) to permit a side yard setback of seventeen (17) feet in lieu of the required forty (40) feet and a sum of side yards setbacks of sixty-tvo (62) feet in lieu of the required eighty (80) feet for the proposed community building.

Rose Johnson Randall (Type or Print Name)

Harrison Garrett, a Trustee under Will of Johnson Garrett, Deceased (Type or Print Name)

Trustee

Katherine 🐤 ett Bainbridge (Type or Print Name)

Katharimokanett Bene Lidge.

By: /funfo Connectt
Signature Harrison Garrett Attorney-in-Fact

Attorney-in-Fact

Alice Whitridge Phillips
(Type or Print Name) Take to both Indigo the byt.

William L. Reed, Personal Representative, Estate of Barbara Garrett Reed, Deceased 'Type or Print Name)

Rose Johnson Randal! Attorney-in-Fact

Harrison Garrett (Type or Pring Name)

Harrison Garrett, a Trustee under the Will of Johnson Garrett, Deceased (Type or Print Name)

Kathqrine Garrett Bainbridge ("Type or Print Name)

Attorney-in-Fact

Ella B. G. Brigham (Type or Print Name) ille BG Anghan Signature Harrison Carrett Attorney-in-Fact

Alice Whitridge Phillips (Type or Print Name)

By:/fam. Carth Signature Harrison Carrett Attorney-in-Fact

William L. Reed, Personal Representative, Estate of Barbara Carrett Reed Deceased (Type or Print Name)

Johnson Rockland Company Robert W. Johnson, III, President

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

June 23, 1981

Petition No. 82-9-A Item 202

Petition for Variances Northeast corner of Falls Road and Ruxton Road and the Northwest comer of Old Court Road and Falls Road Petitioner- John Triplett Haxall Johnson, et al

Third and Ninth Districts

HEARING: Thursday, July 9, 1981 (10:30 A.M.)

This office applauds the efforts of the petitioner to restore these fine old buildings.

NEG:JGH:ab

ATTACHMENT PAP PETITION FOR A ZONING VARIANCE J. T. H. JOHNSON ET AL AND R. W. JOHNSON III

forty (40) feet (window to window) for lots 4W to 5W and 2W to 3W, respectively.

Section 1 BO1.2.C.6 (V.B.6.b) to permit distances of six (6) feet for lots 2W and 3W and five (5) feet for lots 4W, 5W and 6W between window and property line in lieu of the required fifteen (15) feet.

Section 1 BO2.3.C.1 to permit a minimum side yard setback of seventcen (17) feet and fourteen (14) feet in lieu of the required twenty (20) feet for lots 4E and 1E and a minimum side yard setback of nine (9) feet and eight (8, feet in lieu of the required twenty (23) feet and the sum of side yard setbacks of twenty-two (22) feet and twenty (20) feet in lieu of the required fifty (50) feet for lots 2E and 3E, respectively, and to permit a minimum lot width of 79', 53', 59' and 112' in lieu of the required one hundred and fifty (150) feet for lots 1E, 2E, 3E and 4E, respectively.

Section 1 B02.2.B(V.B.2) to permit a side pard setback of seventeen (17) feet in lieu of the required forty (40) feet and a sum of side wards setbacks of sixty-two (62) feet in lieu of the required eighty (80) feet for the proposed community building.

PETITION FOR VARIANC

Districts 3 and 9

ZONING:

Petition for Variances

LOCATION:

Northeast corner of Falls Road and Ruxton Road and the Northwest corner of Old Court Road and Falls Road

DATE & TIME;

Thursday, July 9, 1981 at 10:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a distance between building s of twenty (20) feet in licu of the required forty (40) feet (height to height) for lots 2W and 3W; to permit a distance between centers of facing windows of ten (10) feet and twenty (20) feet in lieu of the required forty (40) feet (window to window) for lots 4W to 5W and 2W to 3W, respectively; to permit distances of six (6) feet for lots 2W and 3W and five (5) feet for lots 4W, 5W and 6W between window and property line in lieu of the required fifteen (15) feet; to permit a minimum side yard setback of seventeen (17) feet and fourteen (14) feet in lieu of the required twenty (20) feet for lots 4E and 1E and a minimum side yard setback of nine (9) feet and eight (8) feet in lieu of the required twenty (20) feet and the sum of side yard setbacks of twentytwo (22) feet and twenty (20) feet in lieu of the required fifty (50) feet for lots 2E and 3E, respectively, and to permit a minimum lot width of 79', 53', 59' and 112' in lieu of the required one hundred and fifty (150) feet for lots 1E, 2E, 3E and 4E, respectively; and to permit a side yard setback of seventeen (17) feet in lieu of the required forty (40) feet and a sum of side yards setbacks of sixty-two (62) feet in lieu of the required eighty (80) feet for the proposed community building.

The Zoning Regulations to be excepted as follows:

Section 1B01, 2, C.1 - Distance between adjacent buildings (height to height) Section 1B01. 2. C. 2b - Distance between center of facing windows

Section 1B01. 2. C. 6 - Distance between center of facing windows and property line Section 1B02. 3. C. 1 - Minimum widths of individual side yard, sums of side yard and lot widths

Section 1B02.2.B (V.B.2) - Minimum width of side yard and sum of side yard setbacks for principal building other than for residential use.

All those parcels of land in the Third and Ninth Districts of Baltimore County. Being the property of John Triplett Haxall Johnson, et al, as shown on the plat plan filed with the Zoning Department

Hearing Date: Thursday, July 9, 1981 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY